003.A	0001	0045.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	985,700	/	985,700
USE VALUE:	985,700	/	985,700
ASSESSED:	985,700	/	985,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		EGERTON RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SCHOENFELD MICHAEL & JANET
Owner 2:	
Owner 3:	
Street 1:	9510 RED APPLE LN
Street 2:	
Twn/City:	COLUMBIA
St/Prov:	MD Cntry: Own Occ: N
Postal:	21046 Type:

PREVIOUS OWNER

Owner 1:	LYONS SEAN -
Owner 2:	-
Street 1:	20 SAINT THOMASMORE DR
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1925 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	982,600	3,100		985,700
Total Card	0.000	982,600	3,100		985,700
Total Parcel	0.000	982,600	3,100		985,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.05 /Parcel: 512.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 317036

GIS Ref

GIS Ref

Insp Date 05/11/18

!16201!

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0001-0045.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	982,600	3100	.		985,700		Year end	12/23/2021
2021	102	FV	954,100	3100	.		957,200		Year End Roll	12/10/2020
2020	102	FV	939,800	3100	.		942,900	942,900	Year End Roll	12/18/2019
2019	102	FV	779,100	3100	.		782,200	782,200	Year End Roll	1/3/2019
2018	102	FV	689,800	3100	.		692,900	692,900	Year End Roll	12/20/2017
2017	102	FV	629,400	3100	.		632,500	632,500	Year End Roll	1/3/2017

PRINT

Date	Time
12/30/21	22:06:13

LAST REV

Date	Time
10/24/19	13:04:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 16201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS SEAN,	65264-381		4/24/2015		705,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	528	Porch	3,050	C				
9/17/2014	1208	Heat App	8,000		9/17/2014			Install heat and A

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
4/17/2018	Mail Update	MM	Mary M
4/21/2016	SQ Returned	EMK	Ellen K
2/9/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7349																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.19545448
Const Adj.:	1.09978020
Adj $ / SQ:	400.995
Other Features:	98926
Grade Factor:	1.10
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1101614
Depreciation:	118974
Depreciated Total:	982639

COMMENTS

Master Deed 65210-1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	507.26
Special Features:	0	Val/Su Net:	510.44
Final Total:	982600	Val/Su SzAd	510.44

SKETCH

UnSketched SubAreas:
GLA: 1925,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,925	400.990	771,915

Net Sketched Area:	1,925			Total:	771,915
Size Ad	1925	Gross Area	1925	FinArea	1925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0001-0045.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9x20	A	AV	1923	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100